

STATE MS. DESOTO CO.

JUL 2 12 07 PM '98 MC

WARRANTY DEEDBK 335 PG 728  
W.F. DAVIS JR. CLK

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **THOMAS JONES (Grantor)**, do hereby warrant and convey unto **T.C.J. I, L.P. (Grantee)** the following described property together with all improvements thereon located and being situated in Desoto County, Mississippi, and more particularly described as follows, to-wit:

**TRACT I:**

Part of the Northeast Quarter of Section 19, Township 3 South, Range 8 West, DeSoto County, Mississippi, and more particularly described as follows:  
BEGINNING at a point on the North line of said quarter section 38.84 feet West of a point commonly accepted as the Northeast corner of said quarter section, said point also being on the West right of way line of Figg Road; thence run South 4°09'57" East a distance of 317.40 feet along said right of way line to a point; thence run South 3°22'09" East a distance of 821.63 feet along said right of way line to the point of curvature of a circular curve (D-3°30'23", R- 5760.00'); thence run southerly along said curve and right of way line a distance of 352.47 feet to the point of tangency of said curve; thence run South 6°52'32" East a distance of 65.44 feet along said right of way line to the northeast corner of the Nichols property; thence run South 85°41'42" West a distance of 923.37 feet along the North line of said Nichols property to the northwest corner of said property; thence run South 3°43'01" East a distance of 724.53 feet along the West line of said Nichols property to the Southwest corner of said property; thence run North 86°12'11" East a distance of 917.11 feet along the South line of said Nichols property to the Southeast corner of said property, said point being on said west right of way line Fogg Road; thence run South 0°37'53" East a distance of 25.76 feet along said right of way line to the northeast corner of the Oak Grove Baptist Church property; thence run South 86°51'25" West a distance of 183.10 feet along the North line of said church property to the northwest corner of said church property; thence run South 2°47'01" East a distance of 394.01 feet along the west line of said church property to the Northeast corner of the Wallace property, said point being on the South line of said quarter section; thence run South 87°22'42" West a distance of 2476.01 feet along the north line of said Wallace property and south line of said quarter section to a point on the east line of the Ricks property, said point being commonly accepted as the southwest corner of said quarter section; thence run North 2°59'33" West a distance of 1332.43 feet along said Ricks east line and the west line of said quarter section to a point on the south line of the McClain property; thence run North 86°34'48" East a distance of 333.44 feet along the said McClain south line to the Southeast corner of said McClain property; thence run North 2°59'24" West a distance of 1334.36 feet along the east line of said McClain property to the northeast corner of said McClain property, said point being on the north line of said quarter section; thence run North 86°21'26" East a distance of 2295.72 feet along said north quarter section line to the point of beginning and containing 136.05 acres, more or less.

Tract I is subject to a Life Estate in favor of Patsy Elrod. It is my intention that Patsy Elrod will have the right to continue to reside in the house and at least three adjacent acres for the remainder of her natural life or until she should remarry, following my demise or cease to reside

there for a period of 180 consecutive days. The three acres shall be determined by Patsy Elrod at such three acres shall be determined by Patsy Elrod at such time as Tract I is sold or otherwise leased or conveyed by T.C.J. I, L.P.

**TRACT II:**

Lot 6, Mosby Stateline Road Commercial Park Subdivision, in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 17, Page 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**TRACT III:**

Site 4, of First Revision, HERNANDO INDUSTRIAL PARK, Phase 1, in Sections 18 and 19, Township 3 South, Range 7 West, as per plat thereof of record in Plat Book 23, at Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi, consisting of 5 acres, more or less.

**LESS AND EXCEPT:**

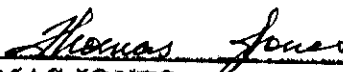
One acre of land, more or less, together with all buildings and appurtenances located thereon:

Beginning at the SW Corner of Site 4 of the Hernando Industrial Park, Place 1, First Revision, in Section 18 and 19, Township 3 South, Range 7 West, as shown and designated on the plat thereof of record in Plat Book 23, at Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi, where the common boundary of Site 3 and Site 4 intersect Vaiden Avenue, which is the point of beginning of the property conveyed herein, proceed thence N49° 05'E for a distance of 210 feet to a point, thence N52° 06'W for a distance of 210 feet to a point; thence Southwesterly parallel to the boundary of lots 3 and 4 for a distance of 210 feet to a point on the Northern boundary of Vaiden Avenue to a point, thence Southerly along the Northern boundary of Vaiden Avenue 210 feet, more or less to the point of beginning; intending to describe one acre of land, more or less.

This conveyance is made subject to oil, gas and mineral rights reserved or conveyed by former owners, and to any leases in connection with same which may be in full force and effect.

This conveyance is also made subject to right-of-way easements for public road, public and/or private utilities, Restrictive Covenants, and Zoning Ordinances and Regulations, if any, which apply to, cross over, on or under said land.

WITNESS OUR SIGNATURES, on this the 2 day of July, 1998.

  
THOMAS JONES

STATE OF MISSISSIPPI

COUNTY OF DeSoto

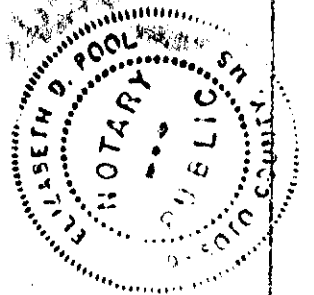
This day personally appeared before me, the undersigned authority in and for aforesaid jurisdiction, **THOMAS JONES**, who acknowledged before me that he signed and delivered the above and foregoing instrument on the day and year therein mentioned as the voluntary act and deed of said corporation, he being first duly authorized so to do.

Given under my hand and official seal on this the 2<sup>nd</sup> day of July, 1998.

Elizabeth D. Pool  
NOTARY PUBLIC

My Commission Expires:

July 1, 1999



**GRANTORS**

Thomas Jones  
3105 Fogg Road  
Hernando, MS 38632  
(601) 429-7722  
601-429-0972

Prepared By:

**GRANTEES:**

T.C.J. I, L.P.  
P. O. Box 432  
Hernando, MS 38632  
(601) 429-0972

**HICKMAN, GOZA & GORE, P.A.**  
POST OFFICE BOX 901  
135 FIRST STREET  
GRENADA, MISSISSIPPI 38901-0901  
PHONE: (601) 226-1891

**INDEXING INFORMATION:**

Section 19, Township 3 South, Range 8 West; Section 14, Township 1 South, Range 8 West and Sections 18 and 19, Township 3 South, Range 7 West, all in DeSoto County, Mississippi.